



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 158]

HYDERABAD, TUESDAY, MAY 29, 2018.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg. I (I))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL (MAJOR PORTION), PERI-URBAN (PART), CONSERVATION (PART) USE ZONE TO INDUSTRIAL USE ZONE IN DANDUMALKAPUR VILLAGE, CHOUTUPPAL MANDAL, YADADRI-BHUVANAGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.120, Municipal Administration & Urban Development (Plg.I(1)), 25th May, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use/road network in the notified Master Plan of MDP-2031 vide G.O.Ms.No.33, MA&UD, dt. 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 682, 693(P), 694, 695, 696, 697(P), 699(P), 701(P), 702, 704(P), 708(P), 709(P), 711, 712, 713, 714(P), 715, 716(P), 717(P) are falls in R3 Residential use zone to an extent of Ac.306-17 gts, Sy.Nos. 705(P) & 706 falls in conservation use zone to an extent of Ac. 31.07 gts. Sy.Nos. 707, 708(P), 709 (P) falls in Peri-urban use zone to an extent of Ac.33-22 gts. as per notified MDP - 2031 vide G.O.Ms.No.33, MA & UD, dated 24.01.2013 is now designated as Manufacturing use zone to an extent of Acs.371-06 gts. of Dandumalkapur Village, Choutuppall Mandal, Yadadri-Bhuvanagiri subject to following conditions (Excluded Sy.Nos. 700, 703, 704, 705(P) & 710 to an extent Ac. 81-39 gts. in middle of the proposed site u/r not included proposed site u/r ORC patta land and Sy.Nos. 693(P), 697(P), 699(P), 701(P), 708(P), 709(P), 714(P), 716(P) & 717(P) to an extent Ac. 6-23 gts. not included proposed site u/r assigned land:

- a) The applicant shall comply with the conditions laid down in the G.O.Ms No.168, dt: 07.04.2012 and G.O.Ms.No.33, MA, dt. 24.01.2013.

- b) The applicant shall handover the road affecting under proposed 45.00 & 90.00 mts. RRR master plan road area to the local body at free of cost by way of registered gift deed before release of plans from HMDA.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- e) CLU shall not be used as proof of any title of the land.
- f) Applicant shall maintain proposed 45.00 mtrs. wide master plan road entry & exit of the MDP-2031 and if any modifications in their layout will be considered.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The change of land use does not bar any public agency including HMDA/ Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall maintain existing NALA as per ground position.
- j) Applicant shall remove the Domestic Electrical lines and shift all along the roads within the approval of industrial layout plan as per ground alignment.
- k) Applicant show the HT lines at the time of industrial layout approval from HMDA and should follow the guidelines as per rules in force.

SCHEDULE OF BOUNDARIES

NORTH : Sy. Nos. 681, 718, 722, 765 of Dandumalkapur Village.

SOUTH : Sy. No. 644 of Dandumalkapur Village.

EAST : Sy. No. 765 of Dandumalkapur Village.

WEST : Sy. Nos. 392, 683, 690, 698, 692, 664 of Dandumalkapur Village.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY WATER BODY, PARTLY BUFFER/OPEN SPACE AND RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN HYDERNAGAR VILLAGE, KUKATPALLY (M), MEDCHAL-MALKAJIGIR DISTRICT - CONFIRMATION.

[G.O.Ms.No.122, Municipal Administration & Urban Development (Plg.I(1)), 28th May, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use/road network in the notified Master Plan of Erstwhile HUDA-2021 (HMDA) of Kukatpally Zone segment vide G.O.Ms.No.288, MA&UD, dt. 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 121/1 and 121/2 situated at Hydernagar Village, Kukatpally (M), Medchal-Malkajigir District to an extent of Ac. 5.02 Gts. which is presently earmarked for Partly Water Body, Partly Buffer/Open space and Residential use zone as per notified Master Plan of Erstwhile HUDA Master Plan of Kukatpally Zone segment vide G.O.Ms.No. 288, MA&UD, dt. 03.04.2008, is now designated as Commercial Use zone and width of the proposed 100'-0" (30 mtrs.) Master Plan road through the site u/r and Sy.Nos. 42, 46, 48, 49, 54, 55, 121, 122 of Hydernagar (V) and Sy.Nos. 196, 197 & 200 of Kukatpally (V), is reduced to 60'-0" (18 mtrs.) **subject to following conditions:**

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owners / applicants shall handover the areas affected under the proposed 60 ft. (18 mts.) road to the local bodies at free of cost.
- c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d) NOC from irrigation Department issued by not below the rank of Executive Engineer and NOC from Revenue Department issued not below the rank of Collector - in case land/plot located within 200 mts. from the water body. Insisted as per Letter No.14048/I1/2011, dt: 25.05.2012 of the Government (MA&UD).
- e) The applicant has to leave defined boundary of 9 meters/30 feet from water body in above survey numbers while taking up any construction activities and no construction has to be taken up in Buffer Zone.
- f) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- g) The Owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- h) The change of land use shall not be used as the proof of any title of the land.
- i) The change of land use does not bar any public agency including the Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy. Nos. 51, 119 of Hydernagar (V).

SOUTH : Sy. No. 125 of Hydernagar (V) & Kukatpally (V) Boundary.

EAST : Sy. No. 120 of Hydernagar (V) & Kukatpally (V) Boundary.

WEST : Sy. Nos. 50, 51, 122, 124, 125 of Hydernagar (V).

JAYESHRANJAN,

*Principal Secretary to Government (ITE & C) &
Principal Secretary to Government (MA&UD) (FAC).*

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